



DISTINCTIVE LIVING MODERN AESTHETIC **IN THE HEART OF SURREY**

HIGH HEATH

The modern aesthetic of the external elevations continues throughout the spacious accommodation, which is set over four floors, and provides 5 double bedrooms (all en-suite & with balconies), 4 reception rooms, a fantastic kitchen-diner, separate utility room, double garage and an additional room for storage.

Outside, the contemporary detailing extends throughout the 1/3 acre plot, which is stocked with architectural shrubs and a number of terraces for entertaining or relaxing.



Nestled in a quiet cul-de-sac in Hook Heath, High Heath enjoys stunning views to the east over the Surrey countryside towards Leatherhead and beyond.

5 BEDROOMS
ALL EN SUITE

4 RECEPTION
ROOMS

5,455 SQ. FT.





SPECIFICATION

5 BEDROOMS

- All en-suite and with balconies and fitted wardrobes.
- Dressing areas to Master, bedroom 2 and second floor.

RECEPTION ROOMS

- 3 reception rooms on the ground floor
- Gym / office on the lower ground floor

KITCHEN

- Bespoke kitchen complete with stone worktops and 2 single ovens, combination microwave oven, induction hob, fridge, freezer, coffee machine and dishwasher.
- Utility room is furnished with the same kitchen and work surfaces and contains a wine fridge
- Wood burning stoves to family / kitchen-diner, and living room.

COMFORT

- Underfloor heating to ground and 1st floor. Air conditioning to 2nd floor.
- Data and home entertainment points to all reception rooms and bedrooms.
- Entrance gates with remote entry system.
- 10 year warranty

FLOORPLAN



GROUND FLOOR 1,922 SQ. FT. (178.5m²)

Family Room	23'2" x 15'5"	(7.06m x 4.70m)
Living Room	24'3" x 17'8"	(7.39m x 5.38m)
Kitchen/Dining Room	30'0" x 16'6"	(9.14m x 5.03m)
Playroom/Home Office	14'4 x 12'8"	(4.37m x 3.86m)
Playroom Balcony	12'6" x 3'0"	(3.81m x 0.90m)
Utility	14'1" x 9'5"	(4.29m x 2.87m)

LOWER GROUND FLOOR 741 SQ. FT. (68.8m²)

Gym	16'9" x 9'9"	(5.11m x 2.97m)
Garage	17'11" x 17'9"	(5.46m x 5.41m)
Bike Store	9'9" x 7'11"	(2.97m x 2.41m)

FIRST FLOOR 1,547 SQ. FT. (143.7m²)

Bedroom 1	15'10" x 14'7"	(4.83m x 4.45m)
Bedroom 1 Balcony	24'8" x 3'8"	(7.52m x 1.12m)
Bedroom 2	15'5" x 14'2"	(4.70m x 4.32m)
Bedroom 3	14'6" x 14'5"	(4.42m x 4.39m)
Bedroom 2 & 3 Balcony	24'2" x 4'0"	(7.36m x 1.22m)
Bedroom 4	17'9" x 14'4"	(5.41m x 4.37m)
Bedroom 4 Balcony	12'6" x 3'0"	(3.81m x 0.90m)

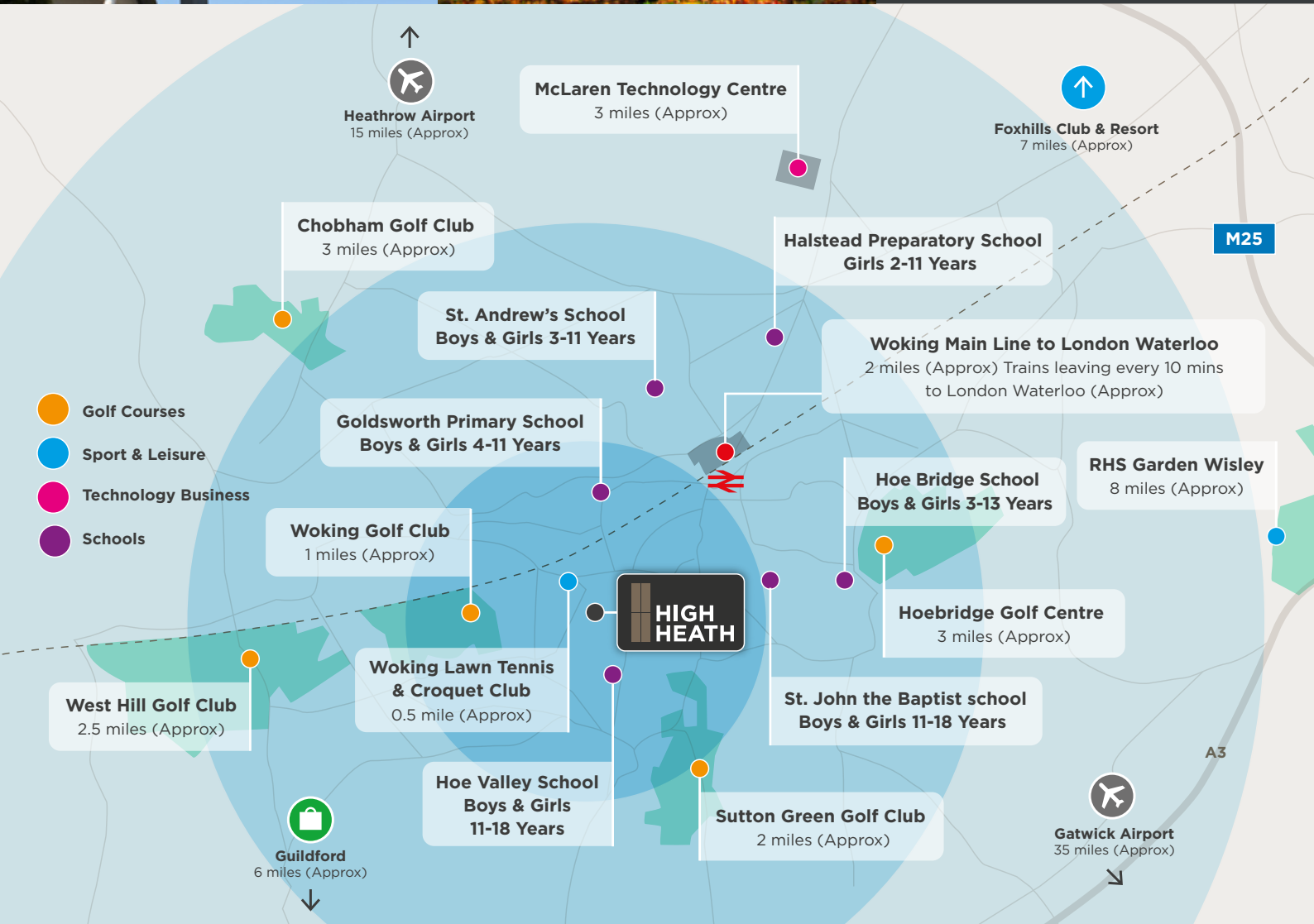
SECOND FLOOR 643 SQ. FT. (59.7m²)

Bedroom 5	24'5" x 15'5"	(7.44m x 4.70m)
Bedroom 5 Roof Terrace	25'8" x 7'11"	(7.82m x 2.41m)
	24'8" x 3'8"	(7.52m x 1.12m)

APPROX. GROSS INTERNAL FLOOR AREA 4,853 SQ. FT. (450.8m²) including Garage and Bike Store, excluding light well
APPROX. GROSS AREA BALCONIES & TERRACE 602 SQ. FT. (55.9m²)
APPROX. TOTAL GROSS AREA 5,455 sq ft (506.7m²)



Hook Heath is situated 2 miles from Woking mainline station, which offers a regular 30 minute service into London Waterloo. Guildford town centre lies just 6 miles to the south, as do the beautiful Surrey Hills. Heathrow Airport is 16 miles to the west and the M3 & M25 are within a short drive.



CURCHODS

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Urban Fern have been developing residential property in Surrey since 2003 and take pride in offering family homes with a strong design aesthetic whilst retaining everyday function.

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